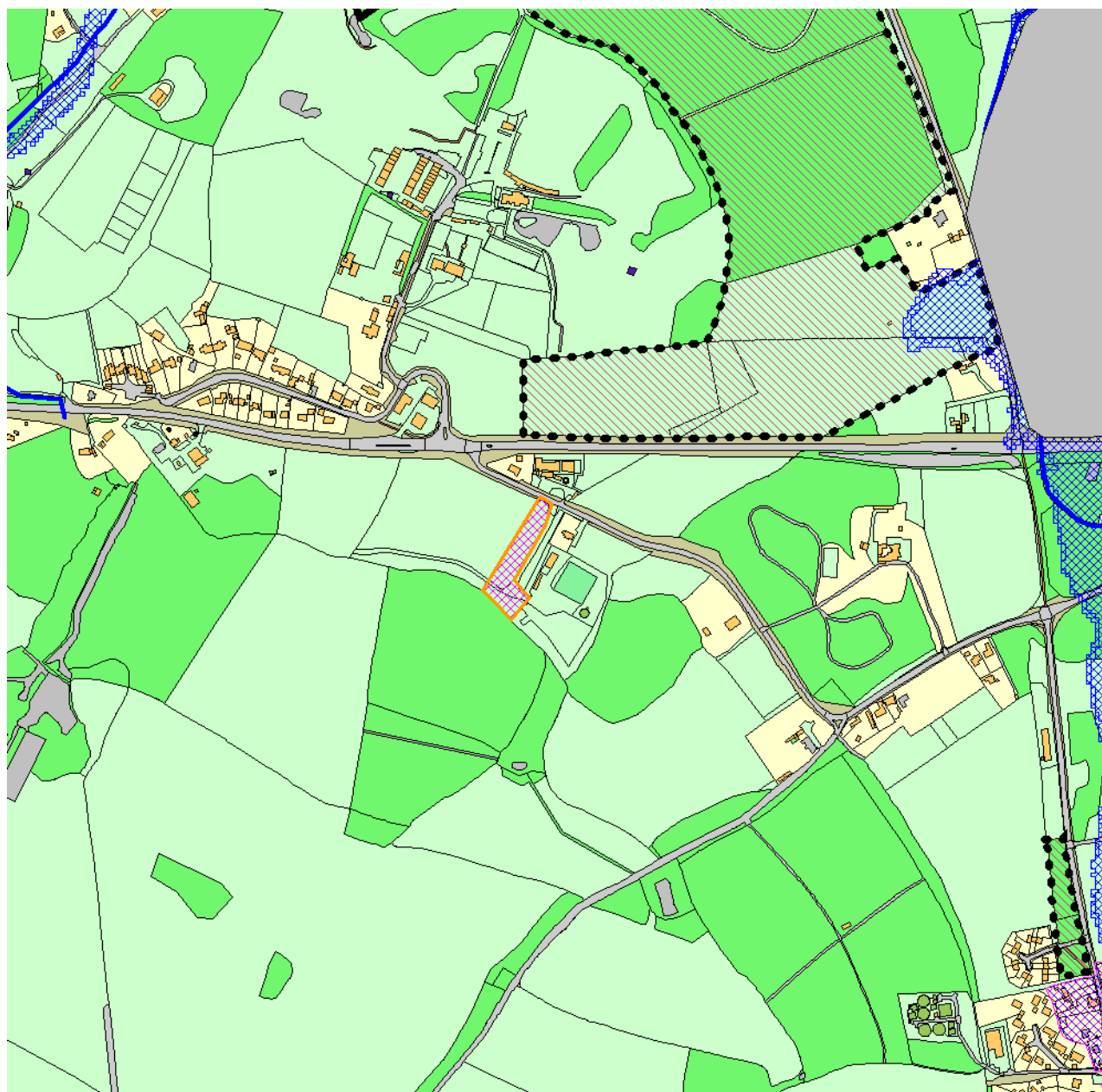


**COMMITTEE REPORT
ITEM NUMBER: 103**

APPLICATION NO.	20/01838/FUL
LOCATION	Redfields Plant Centre Bowling Alley Crondall Farnham
PROPOSAL	Retention of 2no. landscape bunds and associated proposed landscaping (part retrospective)
APPLICANT	Sam Wilson
CONSULTATIONS EXPIRY	3 September 2020
APPLICATION EXPIRY	30 September 2020
WARD	Odiham
RECOMMENDATION	Grant, subject to planning conditions.



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BACKGROUND

The application has been referred to the Committee at the request of Councillors Dorn and Crookes. They consider that there is no justification for such major earthworks and that the development would be harmful to the character and appearance of the countryside, in conflict with relevant development plan policies.

SITE DESCRIPTION

The application site lies to the south of the A287 Farnham Road, just over a mile north of the village of Crondall. The narrow frontage of the application site adjoins Bowling Alley and an unmade road running south from Bowling Alley which serves as the main access to adjoining commercial land. This unmade access road also serves as an agricultural haul road for the neighbouring commercial land. The road is separated from the adjoining commercial site by a drainage ditch, trees and shrubs.

The application site was formerly relatively flat with self-planted grass of no ecological significance and forms part of a larger agricultural parcel of land. There is a Public Right of Way (PRoW) running north-south towards the western end of this adjoining parcel of land.

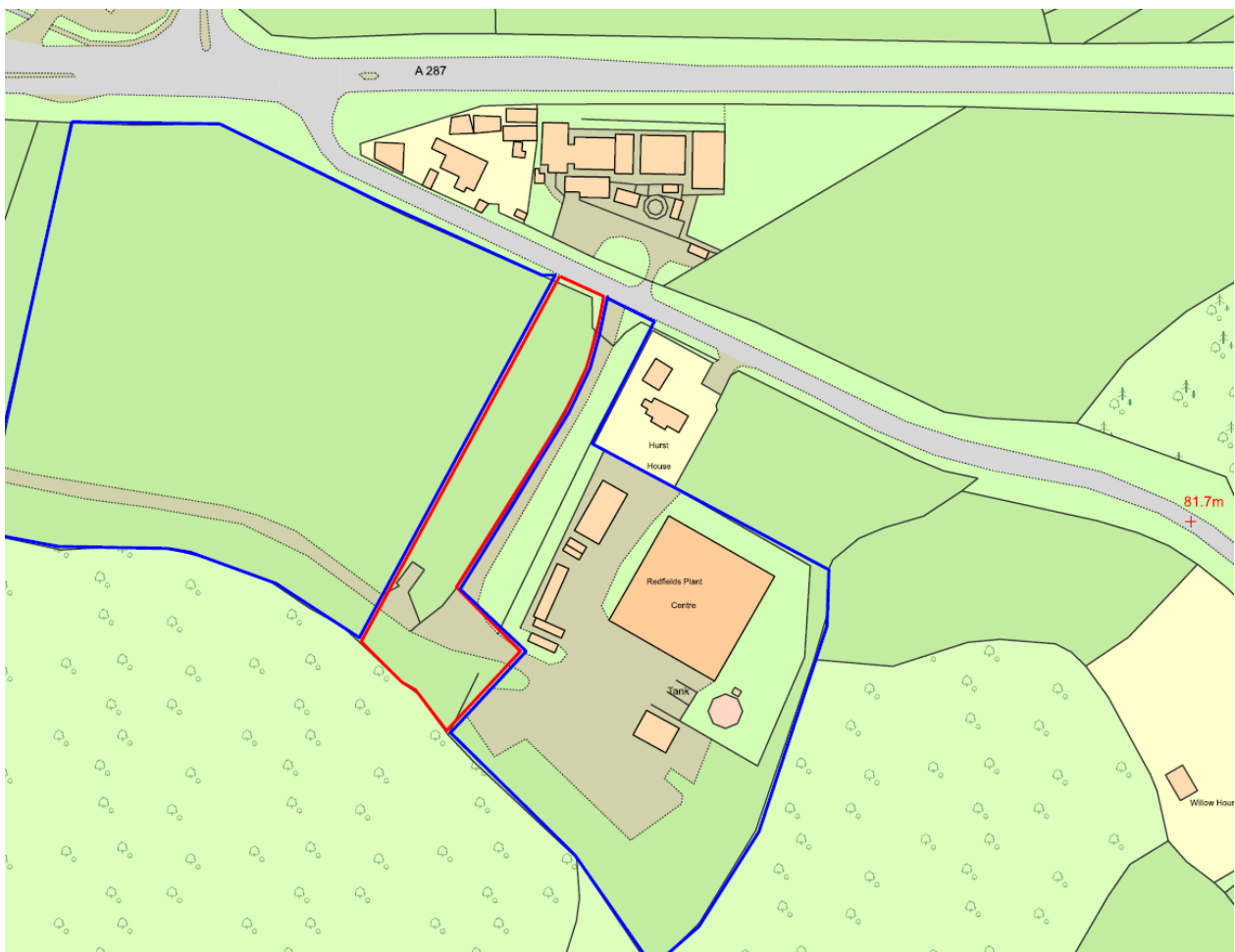




Figure 1 – Location plan & aerial of the site.

SITE/SURROUNDING DESIGNATIONS

- The site falls outside any designated settlement boundary, within the countryside.
- Adjacent land to the south is designated as a Site of Importance for Nature Conservation (SINC) - Bigdown Copse (Ancient semi-natural woodland)
- A Watercourse is in close proximity to the site running parallel to the south eastern boundary to then cross the site through the south eastern corner.

PROPOSAL

Part retrospective planning permission is being sought for the retention of 1 earth bund that has been partly constructed and it is proposed to complete this bund and to construct a second much smaller earth bund, along with soft landscaping works to both of them. The landscape proposals submitted also show additional planting to the southern boundary of the site where the second bund is proposed.

The existing bund (alongside the access road) measures 108 metres in length, 12.6 metres in width and a maximum of 2.95 metres in height.

The proposed bund would be in the southeast corner of the site and would measure 15.5 metres in length, 5.9m in width and a maximum of 2m in height.

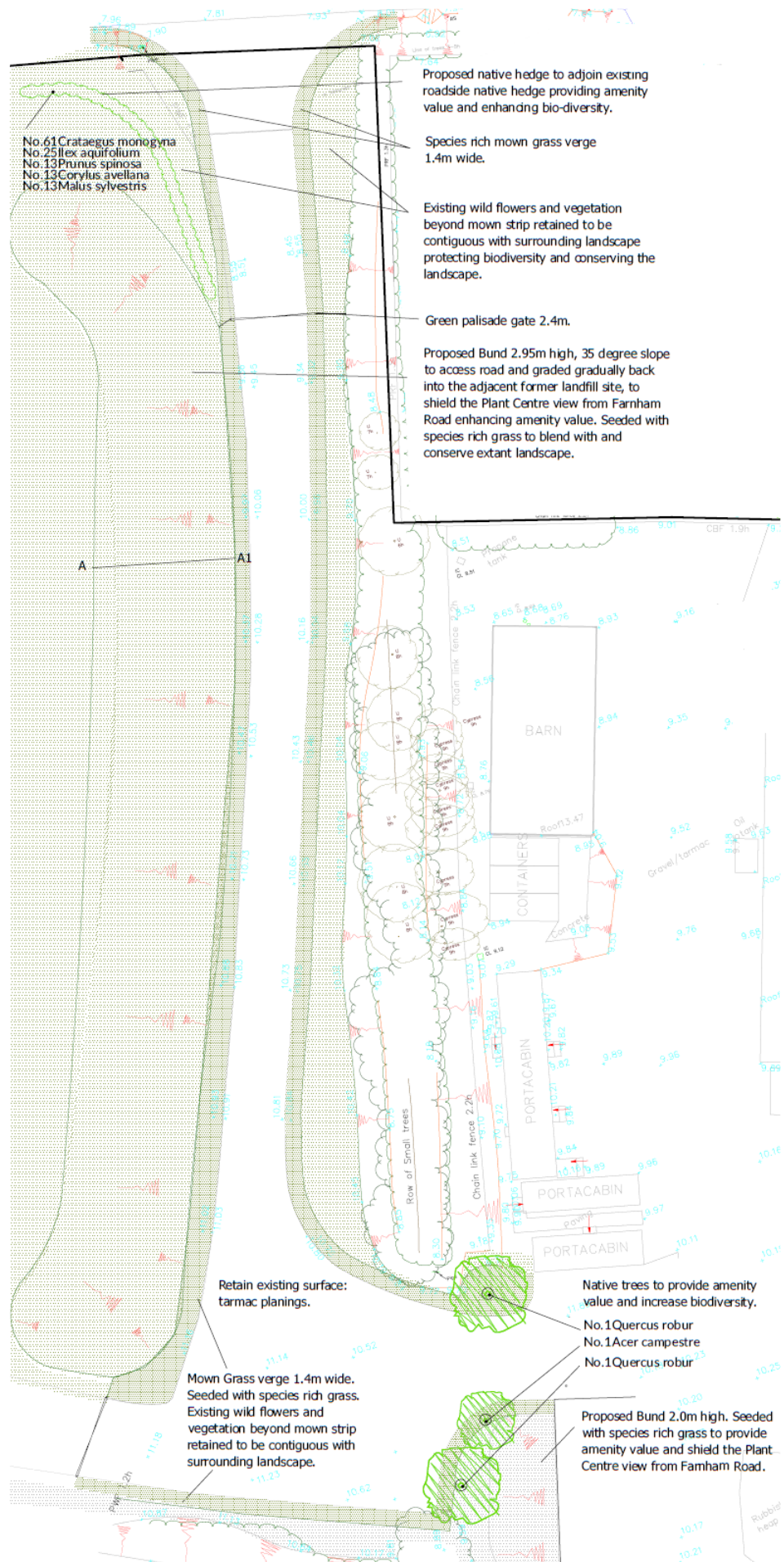


Figure 2 – Proposed site plan and landscaping

RELEVANT PLANNING HISTORY

N/A

CONSULTEES RESPONSES

Crondall Parish Council

Objection.

The current planning position of the site is unclear. Whilst this is a standalone planning application, its purpose is said to shield the Plant Centre. However, it would appear that the Plant Centre itself is not lawful:

- Planning permission 14/03075/FUL granted March 2015
- Conditions 3, 4, 5 discharged 20 July 2017
- Letter dated March 2018 submitted to discharge Conditions 9, 11 and 12 indicates that works under planning permission 14/03075/FUL were commenced after the discharge of Conditions 3, 4 and 5 so sometime between July 2017 and March 2018. Commencement was therefore unlawful
- This would indicate the works have been there for, at most, 3 years
- Operational development becomes immune after 4 years of substantial completion. The works remain unlawful

Not clear what the current activities are on the site, and CPC requests Hart to investigate that the operational development on the site is either lawful or, if not, for a full and holistic planning application submitted

Landscape Architect (Internal)

Concerns raised; the summary of comments is below.

- If the intention of the proposals is shielding the Plant Centre from Farnham Road and enhancing amenity value, then a belt of native trees would be far simpler, just as effective and have a far smaller carbon footprint to implement.
- The construction of the western bund will require approx. 3000 cubic metres of material brought onto site amounting to multiple lorry journeys. Large machinery will be needed to form and compact the bund to the proposed dimensions (soil expands by approx. 30% when it is taken out of the ground, then must be properly compacted or the bund will collapse and erode).
- Artificial bunds are not an established feature in Hart's rural landscapes whereas hedgerows and lines of trees are. Given the above the proposals are contrary to LP policy NBE2.

Tree Officer (Internal)

Concerns raised; the summary of comments is below.

- No objection to bund on the western side of the access.
- It would appear that ground levels along the eastern side of the access have been raised and I cannot recommend approval of this as it would be contrary to commonly accepted best practice.

Environmental Health (Internal)

No objection to landscape bunds, the summary of comments is below.

- Any activities such as waste processing, transferring, or recycling must be suitably licensed by either the local authority or the Environment Agency depending on specific activity undertaken. Factors such as noise, dust, and environmental impact to be taken into account prior to commencement of any licensable activities.

Ecology Consult (Internal)

No objection.

- Officer supports inclusion of native planting and creation of wild-flower meadows.

NEIGHBOUR COMMENTS

It should be noted that the statutory requirements for publicity, as set out in the DMPO 2015 (as amended) are in this case the notification of the adjoining properties or the display of a site notice. In this case the adjoining properties/owners have been notified by post. The Council's SCI has now been amended so that we are only required to carry out the statutory publicity requirements, thus in this case it was not necessary to display a site notice.

Letters to neighbouring properties were posted giving interested parties 21 days to respond. The consultation period expired on 03.09.2020. At the time of writing the officer's report there had been 15 neighbour representations received.

All the representations raised strong concerns about the commercial activities being undertaken on the land adjoining the application site to the south eastern side (outlined in blue colour on the location plan submitted). Residents object to the application based on the operations occurring on the adjoining land, which are not the subject of this application.

The number of representations raising objections to the development the subject of this application (the landscape bunds) is 7. The summary of objections is stated below.

- Landscape bunds are unnecessary.
- The bunds are becoming covered with weeds, do not provide visual amenity.
- Landscape bunds are shielding unlawful activities on adjoining land.
- There is no purpose for these bunds, the benefits seem illusory.
- Enormous earth bunds.
- Bunds are unsightly and incongruous.
- Bunds will be a blight in a beautiful landscape.

Councillor Dorn has requested the application be referred to the Planning Committee for determination, this request has been supported by Councillor Crookes. The full comments raised by Councillor Dorn are stated below.

- The purpose of the bund is said to provide screening for the plant centre but as the Landscape architect notes, this could be achieved by trees.
- The mounds would not "shield" the Plant Centre but would shield public viewing of the actual activities on the site which we have deep suspicions of.
- There is no justification for such major earthworks. This is a soil dump and other excuses are not convincing.
- Policy NBE1. While NBE1 is noted as a consideration, there is no discussion about the compliance or otherwise with NBE1. Since this is "development" (as per the definitions within the Hart Local Plan - HLP) in the most direct and industrial manner ("engineering"), NBE1 does not provide any relief that might justify this. This is a fundamental non-compliance, and the application should fail at this stage.
- The bund is not a natural feature and hence is contrary to NBE2.
- This is especially true of the scale of the Bunds in relation to existing hedges, fences and ground features.
- A fence or wall of similar height would be unacceptable and sheer massing of the bund design shows that it would be even less acceptable.
- The bunds would be placed on rising ground (8m->11m) to the south of Bowling Alley, starting with a 3m bund (+ plant heights) only 13m from the edge of the road and hence will be extremely visually intrusive in the landscape.
- The treatment of NBE2 should be compared with the recent refusal of the Car Showroom opposite this location (19/02591/FUL) where similar and unattractive non-compliances with NPPF paragraphs 127 & 177 were noted, along with negative ecological assessments.
- NBE4. Given that this is an ancient area, it appears that no bio-diversity surveys have been undertaken or reported. Hence the compliance with NBE4 is at best unclear. But dumping ~1,800cubic-metres of soil on an area is unlikely to fulfil NBE4-c in enhancing the biodiversity. Compliance with NBE4 is not addressed in the report or the application. Linked to this NPPF paragraph 170d requires net gains for biodiversity.
- Crondall Neighbourhood Plan. This has "considerable" weight while it awaits referendum and therefore should be considered. Policy 6 includes "Development should respect important views and the distinctive local character of the Neighbourhood Area's landscape". This strengthens the case against NBE2 and NBE4 where the proposal has significant negative features. These harms are not offset by any over-riding need.

All the representations received have been taken into account, the matters raised are discussed below under the respective subheadings.

CONSIDERATIONS

1. Planning Policy
2. Principle of Development
3. Character and Visual Landscape of the Countryside
4. Flooding
5. Biodiversity/ Ecology
6. Other matters

1. PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless

material considerations indicate otherwise.

The relevant plan for Hart District is the Hart Local Plan: Strategy and Sites 2016-2032 (HLP32), saved policies of the Hart District Local Plan (Replacement) 1996-2006 (HDLP06) and Draft Crondall Neighbourhood Plan. Adopted and saved policies are up-to-date and consistent with the NPPF (2019).

Hart Local Plan - Strategy and Sites 2016-2032 (HLP32)

SD1 – Sustainable Development
NBE1 - Development in the Countryside
NBE2 - Landscape
NBE4 - Biodiversity
NBE5 - Managing Flood Risk

Saved Policies of the Hart District Council Local Plan (Replacement) 1996 - 2006 (DLP06)

GEN1 General Policy for Development
CON8 Trees, Woodland and Hedgerows: Amenity Value
CON23 Development affecting Public Rights of Way

Draft Crondall Neighbourhood Plan 2017-2032 (DCNP)

Policy 6 - The Natural Environment

Other relevant material considerations

National Planning Policy Framework 2019 (NPPF)
Planning Practice Guidance (PPG)
Hart District Landscape Assessment (1997)
Hampshire Integrated Landscape Character Assessment (2012)

2. PRINCIPLE OF DEVELOPMENT

The application site is located in the countryside, on land outside any designated settlement boundaries as defined by the HLP32. Policy NBE1 seeks to manage development in the countryside.

Adopted policy NBE1 contains 14 criteria of which all but 2 refer to development in the form of buildings, the same can be said for the supporting text of the policy. From the remaining two criteria, one refers to operational development in institutional facilities and the other simply to development on previously developed land. Whilst these policy criteria allowing for development are comprehensive, they are not an exhaustive list of development that may or may not occur in the countryside.

The type development proposed in this application is not specifically referred to in policy NBE1. However, this does not mean that it is contrary in principle to this policy or the development plan. Policy SD1 is a general policy that states that when considering planning applications, the Council will apply the presumption in favour of sustainable development; this policy mirrors the requirements of the NPPF. This policy states:

Where there are no policies relevant to the application or the most relevant policies are out of

date at the time of making the decision, the Council will grant permission unless:

- a) The application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or
- b) Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

With regards to conserving and enhancing the natural environment, paragraph 170 of the NPPF requires that planning decisions should contribute to enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

Therefore, the ultimate acceptability of the proposal would depend on the specifics of the proposal, the impacts arising from it and compliance with other relevant planning policies or otherwise.

3. CHARACTER AND VISUAL LANDSCAPE OF THE COUNTRYSIDE

HLP32 Policy NBE2 (Landscape) seeks to achieve development proposals that respect and wherever possible enhance the special characteristics, value, or visual amenity of the District's landscapes.

This policy contains five criteria to assess development proposals in relation to landscape impacts. It states that development proposal would be supported where there is no adverse impact to:

- a) the particular qualities identified within the relevant landscape character assessments and relevant guidance;
- b) the visual amenity and scenic quality of the landscape;
- c) historic landscapes, parks, gardens and features;
- d) important local, natural and historic features such as trees, woodlands, hedgerows, water features e.g. rivers and other landscape features and their function as ecological networks; and
- e) it does not lead to the physical or visual coalescence of settlements, or damage their separate identity, either individually or cumulatively with other existing or proposed development.

It also states that, where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings. Each of these criteria are dealt with in turn below.

- a) Impacts to landscape qualities identified in landscape character assessments.

The summary of relevant characteristics identified in the Hart Landscape Assessment (Character Area 15 – Hart Downs) are:

- typical chalk scenery, with strongly rolling landforms, smoothly hilltops and dry valleys;
- a dominance of intensive arable cultivation and weak hedgerow structure on the flatter hilltops and shallower slopes at the edge of the chalk, which creates a large-scale, predominantly open landscape with extensive views and a sense of exposure;

- scattered blocks of woodland and a stronger hedgerow structure in the central and southern parts of the downs, particularly on the steeper slopes and in the valleys, which provide some shelter and contain longer-distance views;
- a rural character with few detracting influences, except for the buildings, lights, security fencing and activity associated with Odiham airfield, traffic along the B3349, and the prominent overhead power lines which march across the downs;
- a network of minor roads crossing the downs, with an unspoilt and rural character.

The bunds would not materially affect the above qualities in the locality due to their small scale in relation to the wider open nature and undulating characteristics of the landscape area and adjoining parcels of land.

Mature trees/hedgerows on the perimeter of the site and those framing adjoining parcels of land would not be affected. Equally the landscape quality of the woodland to the south of the site would remain unaffected by the proposal.

Therefore, the proposed development would not conflict with this criterion.

b) Impacts to the visual amenity and scenic quality of the landscape

The area where the site is located comprises Bowling Alley and Mill Lane which have historically been occupied by small scale dispersed development. There are several farms and well separated small-scale dwellings. There is a car show room/garage repair business and adjoining petrol station, both adjoining the A287 to the north, located within the settlement boundary of Mill Lane (at a short distance from the application site) and there is also the significant intrusion of the A287 in the area.

Other than the above developments the area is largely characterised by green parcels of land with a gentle undulation. The parcels are demarcated by tree belts and to the south of the A287 there are large, wooded areas.

It is acknowledged that bunds are man-made landscape features, and they are not prevalent in the area. The landscape bunds subject to this application would not however have a demonstrable impact in the wider countryside or visual landscape of the area. The main visual perception of the existing bund, that runs along the unmade access road, occurs when driving along Bowling Alley. Nevertheless, when landscaped, it would be a neutral feature in the landscape and the wider countryside.

As such the proposed development would not conflict with this criterion.

c) Impacts to historic landscapes, parks, gardens, and features.

Neither the site nor the immediate surroundings have any historic significance or are designated as such. Therefore, the development proposal would not create any such impacts.

d) Impacts to important local, natural, and historic features (trees, woodlands, hedgerows, water features) and their function as ecological networks;

The proposed bunds would not affect such landscape features and there is no river in proximity to the site. There is a watercourse running through the site however no undue harm is anticipated as a result of the bunds, subject to appropriate controls imposed through a planning condition. In terms of impacts on ecology, the Ecology officer has raised no concerns to this proposal.

e) Impacts leading to the physical or visual coalescence of settlements.

The bunds subject to this application would not give rise to such impacts between nearby settlements (Crondall and Mill Lane). The introduction of the bunds proposed on land located between these two settlements would not cause any material impact in terms of visual or physical coalescence. They would appear as natural grassed features (despite being man-made) integrated into the wider landscape of the locality.

It is clear that policy NBE2 must be considered specifically in the light of the above criteria within the policy. The proposal would not conflict with any of these criteria. The landscape bunds would blend with the surroundings when landscaped. Accordingly, it is not possible to identify a conflict with the policy.

Although, the Landscape Officer has expressed that tree planting may be preferable to bunds; that doesn't make the development unacceptable or contrary to policy. The Council has to consider the application and development that is in front of them and as discussed above the proposal would not conflict with policy NBE2.

Furthermore, the applicant has given his reasons for the use of the bunds to screen of the adjoining site and operations, which has not been contested. He has stated the following:

'It is to provide security from users of the A287. The business uses a variety of expensive machinery, equipment and landscaping materials which are often the target for theft, especially when stored in close proximity to a trunk road.'

'The bunds provide 'instant' and attractive green screening, shielding the yard from distant views. The planting scheme has been purposefully designed by qualified landscape architects to form an attractive screen comprising appropriate plant species for such a feature.'

The objections received state that the bunds are contrary to adopted policy NBE2 because they are not a natural feature, due to their scale in relation to surrounding features (hedges and fences) and excessive visual intrusion in the landscape.

However, landscaped bunds are features that can be acceptable in both natural or man-made landscapes if suitably integrated. In this case the bunds are proposed to feature rich grass which once established would blend them into the surrounding landscape in an acceptable manner.

In terms of scale, the largest bund measures a maximum of 2.95m in height and spans along the length of an unmade track (108m in length approximately) leading to the adjoining land (Redfield's Centre). This bund starts rising 10m away from Bowling Alley. Bowling Alley is a rural road and does not feature any pavements or infrastructure for pedestrians/cyclists.

The largest bund is visible, at short distance, by drivers passing by or employees/visitors to the Kennels/Cattery opposite when driving in/out of this adjoining business. Nonetheless, the area is open countryside and therefore the height and length of the bund would not appear

overbearing, particularly because it would be seen in the context of dense trees in the immediate surroundings that are as high as the bunds or even higher (Refer to Figure 3 below).



Figure 3 - View of partly completed bund from Bowling Alley

Furthermore, Policy 6 of the Draft Crondall Neighbourhood Plan (DCNP) states that development proposals in the natural environment should comply with specific principles, the ones relevant to landscape are:

- *They do not adversely affect the distinctive local character of the open landscapes of the Parish or harm valued public views and vistas;*
- *They protect and where possible enhance footpaths and public rights of way;*

The bunds would not affect the local open character of the area as previously discussed. There are no valued vistas designated concerning the land surrounding the application site or towards the application site. The bunds would not cause any demonstrable effect to the amenity of any PRow.

The impacts on the surrounding area, once the existing largest bund and the proposed bund of modest size are fully completed and landscaped, would be negligible (Figure 4 below shows it is largely imperceptible). The subject bunds once fully landscaped would not cause any material harm to the countryside or surrounding landscape.

There is a Public Right of Way (PRow) that runs in a north-south direction and is almost parallel to the largest bund. At its closest, this PRow is at a distance of 100m and it is noted that the section of the bund facing west would feature a gradual slope. Therefore, given the distance, the gradual slope of the bund facing the PRow and the landscaping that would be undertaken, there would not be any detrimental changes to the amenity of this nearby PRow

(Refer to Figure 4 below, the bund would fully blend into the landscape once fully landscaped).



Figure 4 - View of the existing bund from the access to the PRoW on Farnham Road (A287).

Hence given the above, no material conflict is found with adopted policy NBE2 of the adopted HLP32, saved policies GEN1 and CON23 of the DLP06, Policy 6 of the DCNP nor the NPPF in this regard.

4. FLOODING

In terms of flooding, in discussions with the Infrastructure Officer from the Council, the existing bund adjoining the unmade access road would not present any concerns as it would be permeable and allow rain/surface water to filter through. It would not affect a watercourse running along the other side of the unmade access road as it is at a reasonable distance from it.

However, the second bund (of smaller scale) not yet formed and proposed on the south eastern corner of the application site would potentially interfere with the watercourse that adjoins the unmade access road. The water course runs along Bowling Alley and turns in a north/south direction running parallel to the application site at a short distance. However, it is culverted to allow access to the adjoining commercial site, to then continue south past the application site to the adjoining SINC where there is an area that is subject to a high extent of surface water flooding (high velocity/depth).

Thus, it would be imperative that the bund proposed in the south eastern corner of the site does not impede the watercourse in any way and allows for the free flow of surface water. As such it is considered relevant to impose a planning condition to submit construction details to demonstrate the preventative measures that would be taken to avoid the bund interfering with the watercourse before it is constructed. As such, subject to a planning condition, the development would comply with policy NBE5 of the HLP32, policy 6 of the DCNP and the NPPF.

4. BIODIVERSITY/ ECOLOGY/TREES

The Ecology/Biodiversity Officer from the Council was consulted on this application (reported above) and raised no concerns on either of these grounds. He supported the proposed landscaping of the bunds with native planting and wildflowers.

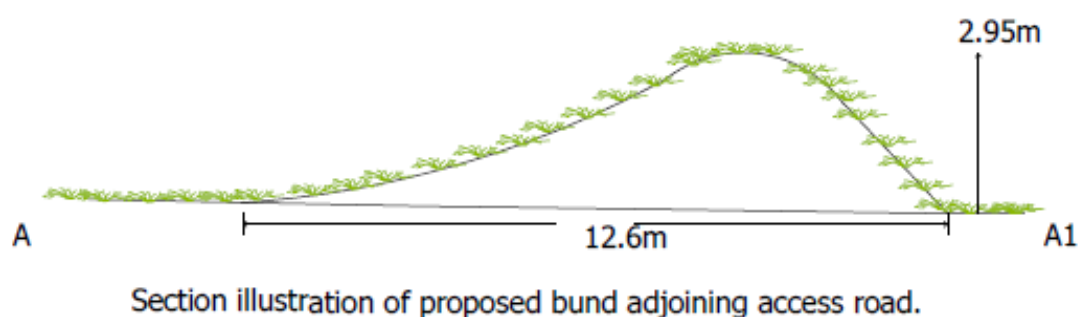


Figure 5 – Bund section.

The objections received also raise strong concerns about biodiversity and ecology. They state that there were no surveys undertaken and submitted, hence compliance with adopted policy NBE4 is unclear. The concerns raised also mention that the dumping of 1800 cubic metres of soil is unlikely to enhance biodiversity and fulfil policy NBE4 (c).

However, given the Ecology/Biodiversity Officer provided his professional opinion and raised no concerns, it is not considered that the development is unacceptable on these grounds.

It is noted the Tree Officer raised concerns about changes to ground levels along the eastern side of the access road. However, from the site inspection undertaken at the end of September and in November 2020, no changes to ground levels were visible. The land adjoining the eastern side of the access road featured untidy vegetation adjoining the large trees that are visible in that area.

The development does not, therefore, raise any material conflict with the objectives of policy NBE4 of the HLP32, saved policy CON8 of the DLP06, policy 6 of the DCNP or the NPPF in this regard.

6. OTHER MATTERS

It is also noted objections state that the unacceptability of the bunds is equal or greater to the installation of fencing/wall of similar height in the subject location. The comments also refer to a refusal of planning permission for a car showroom/garage building on another site in the vicinity mentioning that the bunds are equally non-compliant to NPPF paragraphs 127 and 177.

However, it is considered that the landscape bunds subject to this application can neither be compared to a building nor to a fence/wall, even if they have a similar height. They are materially different developments. In any case each application has to be assessed on its own merits and officers are simply assessing the development that is before the Council for consideration.

The works would not have any implications in terms of design, neighbours' amenity or parking/highways.

In terms of the objections and concerns of the neighbours that were received, all are duly noted. They mainly concern the commercial activities taking place on adjoining land and on that basis alone, they raise an objection to the proposal. This is a separate matter to the considerations relating to this application and there are ongoing enforcement investigations which are being undertaken not only by Hart District Council but also by Hampshire County Council, as the waste authority. Therefore, the land use currently in operation on this adjoining land does not have any bearing on the consideration of this application.

Finally, it is noted the construction of the bunds (the existing and the one not yet constructed), would use an inert material by-product of the material crushing operations in the adjoining business.

Having sought advice from the Environmental Section from Hampshire County Council (HCC) about the adequacy/suitability of inert material for landscape features, they advised that such material is not hazardous or polluting in its chemical composition. Regardless of the planning status of the adjoining land and operations, HCC has advised that the adjoining operations are covered by a permit from the Environment Agency and the by-product is suitable for engineering and landscaping works.

HCC has also advised that it is common for such a by-product to be used in restoration of landfill sites and bund construction. An important detail in landscaped bunds is that the top surface of the bunds contains clean material free from large solid objects to a sufficient depth to allow the landscaping to establish (e.g. approximately 250mm for grass/wildflowers or approximately 1000mm or more for trees/shrubs).

HCC has advised that several sites in the District have made use of crushed inert material for different purposes. The Peacocks Nursery was restored using material recycled, the Chandlers Farm quarry restoration at Eversley utilises recycled material and the large screening bunds along the A327 for the Collards Secondary Aggregate Recycling Facility at Heath Warren (just to the south of Eversley) were constructed similarly.

Therefore, given the advice provided by officers from Hampshire County Council, the use of inert material for the bunds would not raise any environmental concern and therefore the development would be acceptable in this respect.

CONCLUSION

This application must be determined in accordance with the policies of the development plan unless any material planning considerations indicate otherwise. The part retention of the development carried out on site so far and the remaining elements that are proposed (second bund and soft landscaping works) would not have a discernible impact on the wider countryside or the visual landscape of the area.

Landscaped bunds are features that can be acceptable in both natural and man-made landscapes if suitably integrated. In this case the mounds are proposed to feature rich grass, which once established would blend them into the surrounding landscape in an acceptable manner.

In terms of flooding, the second bund (of smaller scale) not yet formed could potentially impact on the watercourse that adjoins the unmade access road. However, imposing a planning condition to require the submission of construction details of the bund to demonstrate the preventative measures that would be taken to avoid any interference with the watercourse would address any potential technical issue.

The proposal would not result in undue harm to amenity of the nearby PRoW, ecology/biodiversity, highways nor neighbours. As such officers find no material conflict with policies of the adopted HLP32, the DCNP or the NPPF. However, it is necessary to impose conditions to secure the soft landscaping that is proposed and also to ensure the watercourse crossing the south-eastern corner of the site is not blocked or interfered with so that surface water flows are not interrupted.

RECOMMENDATION – Grant, subject to planning conditions.

CONDITIONS

1. The development hereby permitted shall be fully implemented in accordance with the following plans and documents (including any mitigation/enhancement contained therein):

- 103-270720 (Proposed Landscape Plan)

REASON: To ensure that the development is carried out in accordance with the approved details and in the interest of proper planning.

2. The existing bund shall be landscaped in accordance with the landscaping scheme hereby approved in the next planting season following this planning approval.

REASON: To ensure the development is adequately landscaped in the interest of visual landscape and the character of the surrounding countryside, in accordance with policy NBE2 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, policy GEN1 of the saved Hart District Local Plan (Replacement) 1996-2006 and section 15 of the NPPF.

3. Following the implementation of the soft landscaping works hereby approved, any vegetation which dies or becomes damaged or otherwise defective within the five-year period, following the completion of the development, shall be replaced not later than the end of the following planting season, with planting of similar size, species, number and positions.

REASON: To ensure the development is adequately landscaped in the interest of visual landscape and the character of the surrounding countryside, in accordance with policy NBE2 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, policy GEN1 of the saved Hart District Local Plan (Replacement) 1996-2006 and section 15 of the NPPF.

4. No work shall take place in relation to the construction of the bund in the south-eastern corner of the site, until and unless detailed plans of the existing and proposed

surface water drainage proposals for this part of the site have been first submitted to and approved in writing by the Local Planning Authority.

The bund shall be constructed in accordance with the approved details and shall have no impact on surface water drainage in this area of the site.

REASON: To minimise the risk of surface water flooding on the site and adjoining land in accordance with policy NBE5 of the adopted Hart Local Plan - Strategy and Sites 2016-2032 and the section 14 of the NPPF.

INFORMATIVE

1. The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance: The applicant was advised of the necessary information needed to process the application and once received, the application was acceptable and no further engagement with the applicant was required.